



**CITY OF
PARRAMATTA**

PLANNING PROPOSAL

Westmead Private Hospital

12, 12A, 14 & 14B Mons Road,
Westmead



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Planning Proposal drafts

Proponent versions:

No.	Author	Version
1.	Willowtree Planning	October 2019
2.	Willowtree Planning	March 2021

Council versions:

No.	Author	Version
1.	City of Parramatta Council	Report to Local Planning Panel, Council on the assessment of Planning Proposal and submission to DPIE for Gateway Determination

INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to *Parramatta Local Environmental Plan*. It has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* and the Department of Planning and Environment (DP&E) guides, 'A Guide to Preparing Local Environment Plans' (August 2016) and 'A Guide to Preparing Planning Proposals' (August 2016) and 'Guidance for merged councils on planning functions' (May 2016).

Background and context

The subject site is identified as 12, 12A, 14 and 14B Mons Road, Westmead and is legally described as Lot 1 DP213094, Lot 1 DP515289, Lot 4 DP1242123, Lot 2 DP 1022392 and DP97469. As shown in **Figure 1**, the site has an approximate area of 20,256m² and benefits from a frontage to Mons Road to the east and Darcy Road to the south.

The site adjoins a three-storey commercial building (14A Mons Road) to the north and a single storey dwelling (15 Darcy Road) is located immediately to the west. It is noted that the subject site surrounds the site at 14A Mons Road, Westmead. Development consent has been granted for the construction of a four storey building comprising of 22 serviced apartments on this site.

In its existing state, the site is currently occupied by Westmead Private Hospital. In March 2020 the site obtained development consent for alterations and additions to the existing Westmead Private Hospital comprising of demolition works, construction of a three-storey building to accommodate new consulting room and inpatient units and expansion of the existing operating theatres (Stage 3). This has since commenced construction.

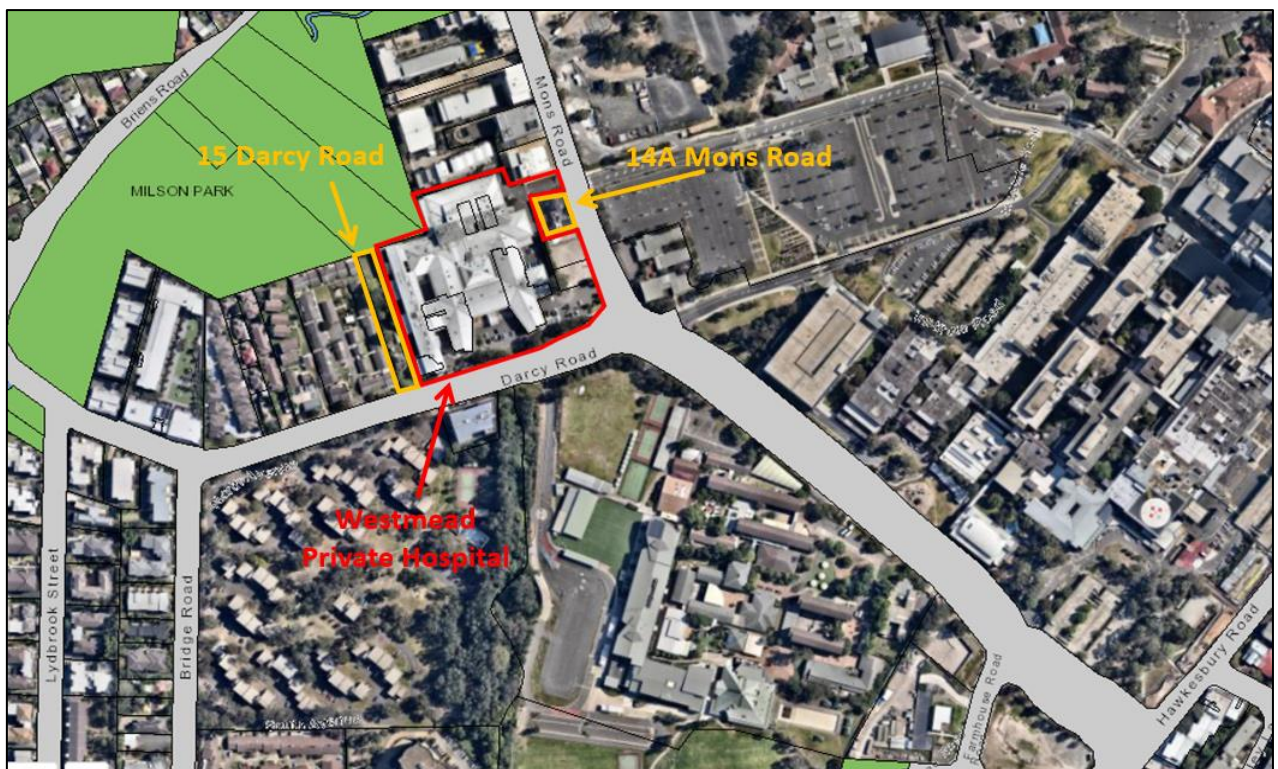


Figure 1 – Subject site (outlined in red)

Under the Parramatta Local Environmental Plan 2011 the site:

- is zoned B4 Mixed Use;
- has a maximum building height of 12 metres;
- has a maximum floor space ratio (FSR) of 1.5:1
- is not listed as an item of heritage significance and is not within a Heritage Conservation Area; and
- is identified as flood prone and is affected by the 20 Year Average Recurrence Interval (ARI).

An extract of each the above maps is provided in Part 4 – Mapping; specifically, Section 4.1 Existing controls.

The Westmead Health and Education Precinct defines the local context of the subject site as one of the largest integrated health, research, education and training precincts in the Sydney. The local context is shown in **Figure 2** and the broader strategic context is shown in **Figure 3**.

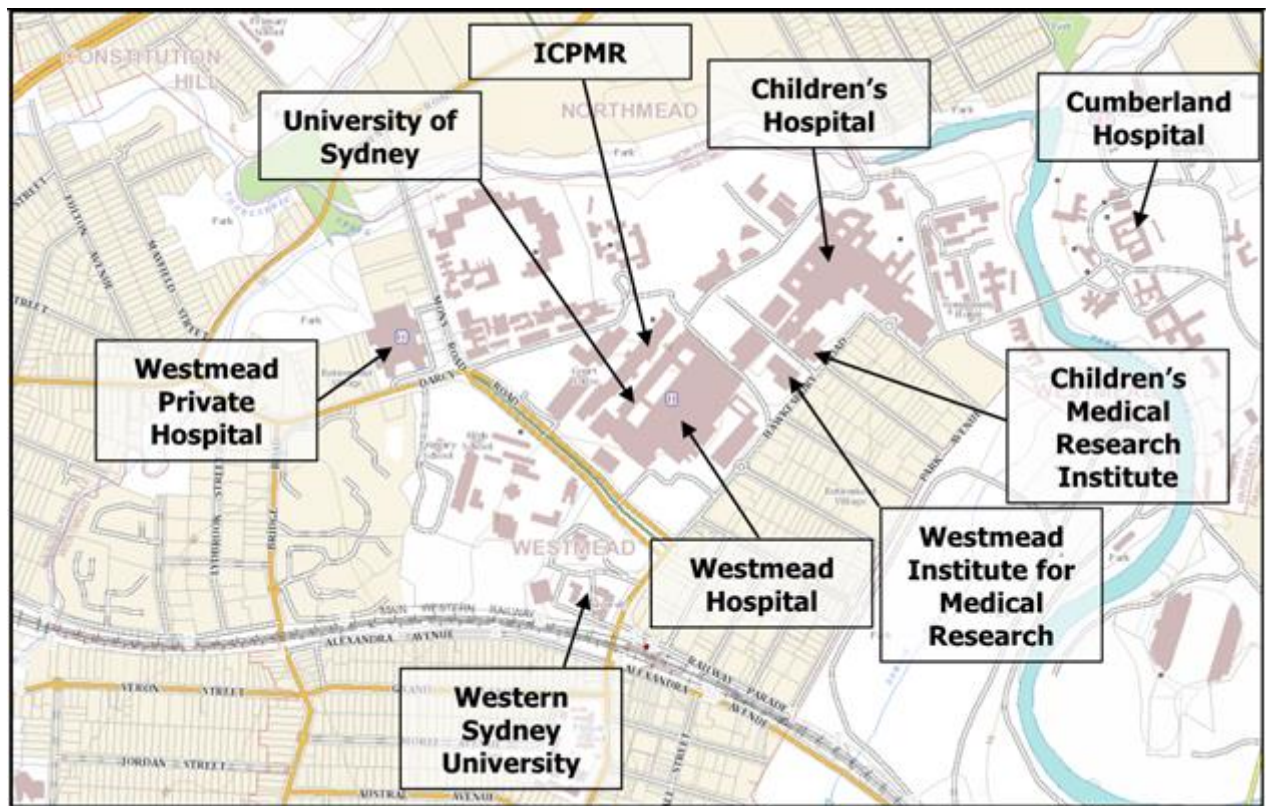


Figure 2: Site local-context map

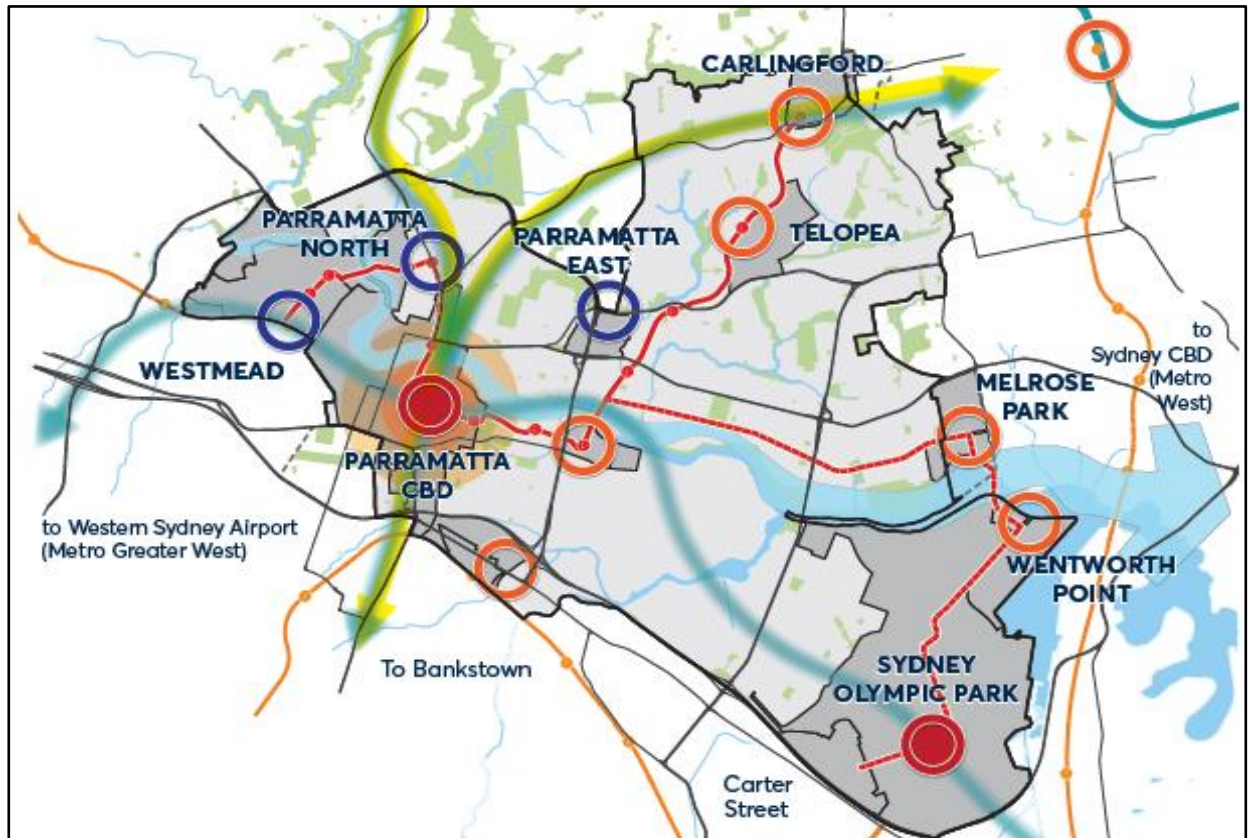


Figure 3: Site strategic context within the Greater Parramatta – Olympic Peninsula Corridor

PART 1 – OBJECTIVES OR INTENDED OUTCOMES

The objective of this Planning Proposal is to amend the *Parramatta Local Environmental Plan 2011* to enable appropriate planning controls to support the expansion of Westmead Private Hospital. More specifically, the Planning Proposal seeks to facilitate ‘Stage Four’ of the redevelopment of Westmead Private Hospital. Table 1 below sets out indicative development particulars of the culminative totals for Westmead Private Hospital – Stage Four redevelopment.

Particular	Existing	Stage 3	Stage 4
Overnight beds	191 beds	219 beds	533 beds
Procedural rooms	23 rooms	25 rooms	25 rooms
Consulting rooms	15 rooms	28 rooms	41 rooms
Emergency Department Bays	0 bays	0 bays	14 bays
Car Parking	349 parking spaces	398 parking spaces	766 parking spaces

This expansion provides a compatible range of uses to complement the health, education and innovation characteristics of the Westmead Precinct. The intended outcomes include the following:

- supporting the expansion of a health services facility within the health, education and innovation precinct to meet the significant demand that exists in the Sydney area and to ensure that the hospital has the capacity to meet existing and future demands in terms of patients requiring access to specialist healthcare services;
- increasing employment-generating activities on site so as to provide jobs and services to support the local population. In particular, deliver spaces to support health, education, innovation and knowledge sectors;
- continuing to expand a high-quality hospital that supports both staff and patients alike;
- ensuring that the design contributes to the activation and amenity of the site and complements other uses within the health and education precinct;
- promoting the sustainable use of land through appropriate development typologies and scales;
- activating the site and public domain at street level through high quality architectural design; and
- augmenting the amenity of the subject site whilst preserving the amenity of adjoining sites, including solar access, natural ventilation, and privacy.

PART 2 – EXPLANATION OF PROVISIONS

This Planning Proposal seeks to amend *Parramatta Local Environmental Plan 2011 (PLEP 2011)* in relation to the height of buildings and floor space ratio controls.

In order to achieve the desired objectives the following amendments to the *PLEP 2011* would need to be made:

1. Amend the maximum **Height of Buildings Map** (Sheet HOB_004) from 12m to part 18m and part 68m which equates to 17 storeys approximately. Refer **Figure 8** of this Planning Proposal.
2. Amend the maximum **Floor Space Ratio Map** (Sheet FSR_004) from 1.5:1 to 2:1. Refer **Figure 9** of this Planning Proposal.

Note: No changes are proposed to the current B4 Mixed Use zoning.

2.1. Other relevant matters

2.1.1. Voluntary Planning Agreement

At this stage, a draft Letter of Offer has not yet been submitted as part of the Planning Proposal package. However, Council staff and the applicant have held preliminary discussions regarding the potential for a draft Planning Agreement (VPA) to be included as part of the Planning Proposal. To date, discussions have flagged the opportunity for the developer to provide a contribution towards unfunded open space works identified in Council's Community infrastructure Strategy (CIS) and the Milson Park Masterplan noting that Milson Park immediately adjoins the site to the north-west. Negotiations in relation to the VPA are underway and will be reported in the future.

2.1.2. Draft Development Control Plan

A site-specific Development Control Plan (DCP) will be prepared and reported to Council separately prior to public exhibition with the Planning Proposal. The site-specific DCP will be required to address a range of matters including but not limited to built form and massing, building setbacks, flooding, and other design controls to inform the future detailed design of the Westmead Private Hospital redevelopment.

PART 3 – JUSTIFICATION

This part describes the reasons for the proposed outcomes and development standards in the Planning Proposal.

3.1 Section A - Need for the Planning Proposal

2.1.3. Is the Planning Proposal a result of an endorsed local strategic planning statement, strategic study or report?

The subject Planning Proposal is not the direct result of any strategic study or plan. However, the amendments proposed in this Planning Proposal are a result of an acknowledgement of the greater demand to provide additional health service facilities in the Westmead Innovation Precinct. It is considered that the amendments proposed by this Planning Proposal are consistent with the directions, strategies and actions outlined in local strategic plans and the NSW Government's recent strategic planning policies as further detailed in Section B.

2.1.4. Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The amendments to the Parramatta LEP and associated maps outlined in this Planning Proposal are the most appropriate and best means of achieving the objectives and intended outcomes. The proposed amendments will facilitate the expansion of health/hospital uses in the Westmead Innovation Precinct.

2.2. Section B – Relationship to strategic planning framework

2.2.1. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?

A Metropolis of Three Cities

In March 2018, the NSW Government released the *Greater Sydney Region Plan: A Metropolis of Three Cities* ("the GSRP") a 20-year plan which outlines a three-city vision for metropolitan Sydney for to the year 2036.

The GSRP is structured under four themes: Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are 10 directions that each contain Potential Indicators and, generally, a suite of objective/s supported by a Strategy or Strategies. Those objectives and or strategies relevant to this Planning Proposal are discussed below.

Infrastructure and Collaboration

An assessment of the Planning Proposal's consistency with the GSRP's relevant Infrastructure and Collaboration objectives is provided in **Table 3a** below.

Table 3a – Consistency of Planning Proposal with relevant GSRP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Relevant Objective	Comment
A city supported by infrastructure	O1: Infrastructure supports the three cities	<p>The Region Plan highlights that the Central River City is undergoing a rebuilding program in a high-growth environment, which requires existing infrastructure to be optimised.</p> <p>The proposal meets this objective as the proposal seeks to expand health services and infrastructure through the redevelopment of facilities in Westmead Private Hospital. This complements the changes that are already taking place within the Westmead Health and Education precinct in order to meet forecasted growth in the Central River City. Furthermore, the proposal optimises infrastructure use noting that the subject site within Westmead is well serviced by transport infrastructure and has optimum access to amenities and employment opportunities.</p>
	O2: Infrastructure aligns with forecast growth – growth infrastructure compact	
	O3: Infrastructure adapts to meet future need	
	O4: Infrastructure use is optimised	

Liveability

An assessment of the Planning Proposal's consistency with the GSRP's relevant Liveability objectives is provided in **Table 3b** below.

Table 3b – Consistency of Planning Proposal with relevant GSRP Actions – Liveability

Liveability Direction	Relevant Objective	Comment
A city for people	O6: Services and infrastructure meet communities' changing needs	<p>The Planning Proposal aims to improve amenity to the community by expanding health services in the Westmead Health and Education Precinct. This will contribute to objective of creating communities that are healthy, resilient and socially connected.</p>
	O7: Communities are healthy, resilient and socially connected	
	O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods	
	O9: Greater Sydney celebrates the arts and supports creative industries and innovation	
	O11: Housing is more diverse and affordable	

Liveability Direction	Relevant Objective	Comment
A city of great places	O12: Great places that bring people together	The Planning Proposal will help to reinforce Westmead as a significant Health and Education Precinct that attracts health and education professionals and provides services to the local community. Future DCP controls relating to built form and massing, setbacks, flooding, and design will ensure that future redevelopment of Westmead Private Hospital is appropriately designed to respond to the local context and optimise amenity of the site for all users.

Productivity

An assessment of the Planning Proposal's consistency with the GSRP's relevant Productivity objectives is provided in **Table 3c** below.

Table 3c – Consistency of Planning Proposal with relevant GSRP Actions – Productivity

Productivity Direction	Relevant Objective	Comment
A well connected city	O14: The plan integrates land use and transport creates walkable and 30 minute cities	The Planning Proposal will promote walkable and 30-minute cities. The subject site within Westmead is well serviced by transport infrastructure and has good access to amenities and employment opportunities.
	O15: The Eastern, GPOP and Western Economic Corridors are better connected and more competitive	
Jobs and skills for the city	O19: Greater Parramatta is stronger and better connected	The Planning Proposal will help to realise aspirations for Westmead as a significant Health and Education Precinct that will contribute to the Greater Parramatta and the Olympic Peninsula corridor.
	O21: Internationally competitive health, education, research and innovation precincts	

Sustainability

An assessment of the Planning Proposal's consistency with the GSRP's relevant Sustainability objectives is provided in **Table 3d** below.

Table 3d – Consistency of Planning Proposal with relevant GSRP Actions – Sustainability

Sustainability Direction	Relevant Objective	Comment
A city in its landscape	O25: The coast and waterways are protected and healthier	Development controls are proposed to be put in place to ensure adequate planting and landscaping associated with the proposed redevelopment.
	O27: Biodiversity is protected, urban bushland and remnant vegetation is enhanced	
	O28: Scenic and cultural landscapes are protected	

Sustainability Direction	Relevant Objective	Comment
	O29: Environmental, social and economic values in rural areas are protected and enhanced	Subject to the outcomes of future VPA negotiations, the Planning Proposal could enable embellishment adjoining public open space and the provision of additional tree canopy cover. These embellishments are envisioned for Milson Park which is located adjacent and north-west of the site.
	O30: Urban tree canopy cover is increased	
	O31: Public open space is accessible, protected and enhanced	
	O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths	
An efficient city	O33: A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change	No specific sustainability measures are proposed at this stage of the planning process.
	O34: Energy and water flows are captured, used and re-used	
	O35: More waste is re-used and recycled to support the development of a circular economy	
A resilient city	O36: People and places adapt to climate change and future shocks and stresses	The site is identified as flood prone and is affected by the 20 Year Average Recurrence Interval (ARI). An independent consultant has been engaged to review the flood environment, potential risks to life and recommendations for mitigating flood risk. It is anticipated that the study will be completed by November 2021 and will be reviewed prior to any potential endorsement and finalisation of the Planning Proposal. Relevant recommendations will be incorporated into the future DCP to ensure adequate assessment of flood risk and appropriate mitigation measures at the development application stage.
	O37: Exposure to natural and urban hazards is reduced	
	O38: Heatwaves and extreme heat are managed	

Implementation

An assessment of the Planning Proposal's consistency with the GSRP's relevant Implementation objectives is provided in **Table 3d** below.

Table 3d – Consistency of Planning Proposal with relevant GSRP Actions – Implementation

Implementation Direction	Relevant Objective	Comment
Implementation	O39: A collaborative approach to city planning	This Planning Proposal is an important outcome for the Westmead Health and Education Precinct. It will involve a collaborative approach with health providers, local community as well as local and state government agencies to deliver infrastructure for the community.

Central City District Plan

In March 2018, the NSW Government released *Central City District Plan* which outlines a 20 year plan for the Central City District which comprises The Hills, Blacktown, Cumberland and Parramatta local government areas.

Taking its lead from the GSRP, the *Central City District Plan* (“CCDP”) is also structured under four themes relating to Infrastructure and Collaboration, Liveability, Productivity and Sustainability. Within these themes are Planning Priorities that are each supported by corresponding Actions. Those Planning Priorities and Actions relevant to this Planning Proposal are discussed below.

Infrastructure and Collaboration

An assessment of the Planning Proposal’s consistency with the CCDP’s relevant Infrastructure and Collaboration Priorities and Actions is provided in **Table 4a** below.

Table 4a – Consistency of Planning Proposal with relevant CCDP Actions – Infrastructure and Collaboration

Infrastructure and Collaboration Direction	Planning Priority/Action	Comment
A city supported by infrastructure O1: Infrastructure supports the three cities O2: Infrastructure aligns with forecast growth – growth infrastructure compact O3: Infrastructure adapts to meet future need O4: Infrastructure use is optimised	PP C1: Planning for a city supported by infrastructure <ul style="list-style-type: none"> A1: Prioritise infrastructure investments to support the vision of <i>A metropolis</i> A2: Sequence growth across the three cities to promote north-south and east-west connections A3: Align forecast growth with infrastructure A4: Sequence infrastructure provision using a place based approach A5: Consider the adaptability of infrastructure and its potential shared use when preparing infrastructure strategies and plans A6: Maximise the utility of existing infrastructure assets and consider strategies to influence behaviour changes to reduce the demand for new infrastructure, supporting the development of adaptive and flexible regulations to allow decentralised utilities 	The subject site can facilitate expansion of health services and is appropriately located within the Westmead Health and Education Precinct which be serviced by major public transport infrastructure.

Liveability

An assessment of the Planning Proposal's consistency with the CCDP's relevant Liveability Priorities and Actions is provided in **Table 4b** below.

Table 4b – Consistency of Planning Proposal with relevant CCDP Actions – Liveability

Liveability Direction	Planning Priority/Action	Comment
<p>O7: Communities are healthy, resilient and socially connected</p> <p>O8: Greater Sydney's communities are culturally rich with diverse neighbourhoods</p> <p>O9: Greater Sydney celebrates the arts and supports creative industries and innovation</p>	<p>PP C4: Working through collaboration</p> <ul style="list-style-type: none"> • A10: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by (a-d). • A11: Incorporate cultural and linguistic diversity in strategic planning and engagement. • A12: Consider the local infrastructure implications of areas that accommodate large migrant and refugee populations. • A13: Strengthen the economic self-determination of Aboriginal communities by engagement and consultation with Local Aboriginal Land Council's. • A14: Facilitate opportunities for creative and artistic expression and participation, wherever feasible with a minimum regulatory burden including (a-c). • A15: Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places 	<p>The Planning Proposal aims to improve amenities available to the community by expanding health services in the Westmead Health and Education Precinct. This will contribute to objective of creating communities that are healthy, resilient, and socially connected.</p>
<p>A city of great places</p> <p>O12: Great places that bring people together</p> <p>O13: Environmental heritage is identified, conserved and enhanced</p>	<p>PP C6: Creating and renewing great places and local centres, and respecting the District's heritage</p> <ul style="list-style-type: none"> • A18: Using a place-based and collaborative approach throughout planning, design, development and management deliver great places by (a-e) • A19: Identify, conserve and enhance environmental heritage by (a-c) • A20: Use place-based planning to support the role of centres as a focus for connected neighbourhoods • A21: In Collaboration Areas, Planned Precincts and planning for centres (a-d) • A22: Use flexible and innovative approaches to revitalise high streets in decline. 	<p>The Planning Proposal will help to reinforce Westmead as a significant Health and Education Precinct that attracts health and education professionals and provides services to the local community. Future DCP controls relating to built form and massing, setbacks, flooding, and design will ensure that future redevelopment of Westmead Private Hospital is well-designed and delivers place-based outcomes that are responsive to the site context.</p>

Productivity

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in **Table 4c** below.

Table 4c – Consistency of Planning Proposal with relevant CCDP Actions – Productivity

Productivity Direction	Planning Priority/Action	Comment
A well-connected city O19: Greater Parramatta is stronger and better connected	PP C7: Growing a stronger and more competitive Greater Parramatta <ul style="list-style-type: none"> A23: Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy [abridged] A24: Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead A25: Support the emergency services transport, including helicopter access A26: Prioritise infrastructure investment [abridged] A27: Manage car parking and identify smart traffic management strategies A28: Investigate opportunities for renewal of Westmead East as a mixed use precinct	<p>The Planning Proposal will help to realise aspirations for Westmead as a significant Health and Education Precinct that will contribute to the Greater Parramatta and the Olympic Peninsula corridor.</p> <p>The Planning Proposal is also supported by an Aviation Report and Traffic Impact Assessment which demonstrate that there will be no adverse impacts on helicopter operations and the traffic/transport network.</p>
O14: The plan integrates land use and transport creates walkable and 30 minute cities	PP C9: Delivering integrated land use and transport planning and a 30-minute city <ul style="list-style-type: none"> A32: Integrate land use and transport plans to deliver a 30-minute city A33: Investigate, plan and protect future transport and infrastructure corridors A34: Support innovative approaches to the operation of business, educational and institutional establishments to improve the performance of the transport network A35: Optimise the efficiency and effectiveness of the freight handling and logistics network by (a-d) A36: Protect transport corridors as appropriate, including the Western Sydney Freight Line, North South train link from Schofields to WS Airport as well as Outer Sydney Orbital and Bells Line of Road-Castlereagh connections 	<p>The subject site within Westmead is well serviced by transport infrastructure and has optimum access to amenities and employment opportunities.</p>

Sustainability

An assessment of the Planning Proposal's consistency with the CCDP's relevant Productivity Priorities and Actions is provided in **Table 4d** below.

Table 4d – Consistency of Planning Proposal with relevant CCDP Actions – Sustainability

Sustainability Direction	Planning Priority/Action	Comment
A city in its landscape O25: The coast and waterways are protected and healthier	PP C13: Protecting and improving the health and enjoyment of the District's Waterways <ul style="list-style-type: none"> A60: Protect environmentally sensitive areas of waterways A61: Enhance sustainability and liveability by improving and managing access to waterways and foreshores for recreation, tourism, cultural events and water based transport A62: Improve the health of catchments and waterways through a risk based approach to managing the cumulative impacts of development including coordinated monitoring of outcomes A63: Work towards reinstating more natural conditions in highly modified urban waterways 	<p>The site is identified as flood prone and is affected by the 20 Year Average Recurrence Interval (ARI). An independent consultant has been engaged to review the flood environment, potential risks to life and recommendations for mitigating flood risk.</p> <p>It is anticipated that the study will be completed by mid-October and November 2021 and will be reviewed prior to any potential endorsement and finalisation of the Planning Proposal.</p> <p>Relevant recommendations will be incorporated into the future DCP to ensure adequate assessment of flood risk and appropriate mitigation measures at the development application stage.</p>
O30: Urban tree canopy cover is increased O32: The Green grid links Parks, open spaces, bushland and walking and cycling paths	PP C16: PP C16: Increasing urban tree canopy cover and delivering Green grid connections <ul style="list-style-type: none"> A68: Expand urban tree canopy in the public realm A69: progressively refine the detailed design and delivery of (a-c) [abridged] A70: Create Greater Sydney green Grid connections to the Western Sydney Parklands 	<p>Subject to future VPA negotiations, the Planning Proposal will enable embellishments to public open space and the provision of additional tree canopy cover. These embellishments are envisioned for Milson Park which is located adjacent and north-west of the site.</p>
O31: Public open space is accessible, protected and enhanced	PP C17: Delivering high quality open space <ul style="list-style-type: none"> A71: Maximise the use of existing open space and protect, enhance and expand public open space by (a-g) [abridged] 	

Draft Westmead Place Strategy

On 10 December 2020, DPIE released the draft Westmead Place Strategy for public exhibition. The draft Westmead Place Strategy aims to synthesise a vision for the whole Precinct, leverage off significant State Infrastructure investment, and support Westmead's role in greater Parramatta as identified in the Central City District Plan.

It is noted that Council endorsed a submission on the draft Place Strategy at its meeting on 22 March 2021 which reinforced the need for DPIE to complete a comprehensive Traffic and Transport Study prior to it being endorsed by the Minister. Further, Council also resolved to consider a further “report on the risks and benefits of Council suspending consideration of Planning Proposals and assessment of Development Applications, unless the proposals or applications relate solely to increasing and/or supporting community health services [abridged].

It is noted that while the report referred to in the above resolution is yet to be prepared, the resolution does not preclude the progress of this Planning Proposal which seeks expansion of health/hospital uses ahead of the Westmead traffic and transport study being completed.

It is considered that the Planning Proposal is consistent with the Draft Westmead Place Strategy, specifically Direction 5 to protect and enhance existing employment areas with a focus on job creation to transform the existing health and education precinct into the Westmead Health and Innovation District. Planning Priority 1 provides the direction to continue to advance the growth of the health core with the expansion of existing education, research, and health facilities. Accordingly, the proposed increase in HOB and FSR under this Planning Proposal would allow the expansion of the health facility consistent with the priorities of the Strategy and its identification of the subject site as being suited for Infrastructure (Health and Education),

2.2.1. Will the Planning Proposal give effect to a council’s endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

The following local strategic planning documents are relevant to the Planning Proposal.

Parramatta 2038 Community Strategic Plan

Parramatta 2038 is a long-term Community Strategic Plan for the City of Parramatta and it links to the long-term future of Sydney. The plan formalises several big and transformational ideas for the City and the region.

The Planning Proposal is consistent with Council’s local strategy as it aims to facilitate aspirations for Westmead as an Innovation Precinct by expanding health services in Westmead Private Hospital.

Parramatta Local Strategic Planning Statement

The LSPS sets out the long-term vision for land use planning in the City of Parramatta’s local government area (LGA) and responds to broader priorities identified in the District Plans and integrates with a Council’s Community Strategic Plan. The LSPS adopted by Council on 24 February 2020.

The Planning Proposal is consistent with the LSPS which identifies priorities that seek to ‘reinforce Westmead’s role as a Health and Education Precinct. In particular, the proposal is consistent with Actions 70 and 80 of the LSPS to collaborate with State Agencies and stakeholders to develop and implement the Westmead Place Strategy/Masterplan and. The proposal is also consistent with Planning Priority 38 to limit residential development within Westmead while encouraging health and education uses in the precinct.

2.2.2. Is the Planning Proposal consistent with the applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are of relevance to the site (refer to **Table 5** below).

Table 5 – Consistency of Planning Proposal with relevant SEPPs

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP No 1 Development Standards	N/A	This SEPP is not applicable to the subject land under clause 1.9 of Parramatta LEP 2011.
SEPP 4 – Development Without Consent and Miscellaneous Exempt and Complying Development	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP 6 – Number of Storeys in a Building	N/A	Standard instrument definitions apply.
SEPP 33 – Hazardous and Offensive Development	N/A	Not relevant to proposed amendment.
SEPP No 55 Remediation of Land	✓	The site is already currently developed for the purposes of a hospital but is seeking increases in height and FSR. Any contamination issues will be addressed at the DA stage.
SEPP 60 – Exempt and Complying Development	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP 64 – Advertising and Signage	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP No 65 Design Quality of Residential Flat Development	N/A	Not relevant to proposed amendment.
SEPP No.70 Affordable Housing (Revised Schemes)	N/A	Not relevant to proposed amendment.
SEPP (Affordable Rental Housing) 2009	N/A	Not relevant to proposed amendment.
SEPP (BASIX) 2004	N/A	Not relevant to proposed amendment. May be relevant to future DAs.
SEPP (Exempt and Complying Development Codes) 2008	✓	Not relevant to proposed amendment. May be relevant to future DAs.

State Environmental Planning Policies (SEPPs)	Consistency: Yes = ✓ No = x N/A = Not applicable	Comment
SEPP (Infrastructure) 2007	✓	Not relevant to proposed amendment. May be relevant to future DA noting that Division 10 of ISEPP relates to Health Service Facilities.
Sydney Regional Environmental Plan No 18– Public Transport Corridors	N/A	Not relevant to proposed amendment.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	N/A	An independent assessment of flooding risk and mitigation measures is being undertaken and will be considered prior to any potential approval and/or finalisation of the proposal. Impacts relating flooding and stormwater runoff will be addressed appropriately at DA stage.
SEPP (Urban Renewal) 2010	N/A	Not relevant to proposed amendment.

2.2.3. Is the Planning Proposal consistent with applicable Ministerial Directions (s.9.1 directions)

In accordance with Clause 9.1 of the *EP&A Act 1979* the Minister issues directions for the relevant planning authorities to follow when preparing Planning Proposals for new LEPs. The directions are listed under the following categories:

- Employment and resources
- Environment and heritage
- Housing, infrastructure and urban development
- Hazard and risk
- Housing, Infrastructure and Urban Development
- Local plan making

The following directions are considered relevant to the subject Planning Proposal.

Table 6 – Consistency of Planning Proposal with relevant Section 9.1 Directions

Relevant Direction	Comment	Compliance
1. Employment and Resources		
Direction 1.1 – Business and Industrial Zones	The Planning Proposal does not seek amendments to the current B4 Mixed Use zoning. The proposal would encourage employment growth, maintain the B4 Mixed Use zoning and support the viability of the Westmead Health and Education Precinct.	Yes
2. Environment and Heritage		

Relevant Direction	Comment	Compliance
Direction 2.3 - Heritage Conservation	The Planning Proposal does not affect any items of heritage significance and is not within a Heritage Conservation Area.	N/A
3. Housing, Infrastructure and Urban Development		
Direction 3.1 - Residential Zones	The Planning Proposal does not seek to facilitate additional housing in the locality.	N/A
Direction 3.4 - Integrating Land Use and Transport	The Planning Proposal is consistent with this direction, as it seeks to make more efficient use of the Westmead Private Hospital, acknowledging that the broader precinct is well serviced by major public transport infrastructure.	Yes
4. Hazard and Risk		
Direction 4.1 - Acid Sulfate Soils	The subject site is not identified as within any of the classes on the Acid Sulfate Soils Map in the Parramatta LEP 2011.	Yes
Direction 4.3 - Flood Prone Land	The subject site is flood prone and is affected by the 20 Year Average Recurrence Interval (ARI). An independent assessment of flooding risk and mitigation measures is being undertaken and will be considered prior to any potential approval and/or finalisation of the proposal. Any potential impacts as a result of development on the site relating to flooding and stormwater runoff will be considered and addressed appropriately at DA stage. This will also include any design detail required to ensure compliance with relevant controls to be included in the future DCP.	Yes
5. Local Plan Making		
Direction 6.1 - Approval and Referral Requirements	The Planning Proposal does not introduce any provisions that require any additional concurrence, consultation or referral.	Yes
Direction 6.3 - Site Specific Provisions	The Planning Proposal does not introduce any site-specific provisions.	Yes
6. Metropolitan Planning		
Direction 7.1 - Implementation of A Plan for Growing Sydney	As detailed in Section 3.2.1 of this report, the Planning Proposal is consistent with the directions, actions and priorities of a Plan for Growing Sydney	Yes
Direction 7.3 – Parramatta Road Corridor Urban Transformation Strategy	Not relevant to the proposal.	N/A
Direction 7.5 – Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The proposal is consistent with this Direction, noting that the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan (Interim Plan) forecasts 30,000 additional jobs by 2036. Consistent with this direction, the proposal seeks to provide expanded health services and employment opportunities in an accessible location.	Yes

2.3. Section C – Environmental, social and economic impact

2.3.1. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

Land the subject of this Planning Proposal does not contain any critical habitat or threatened species, populations or ecological communities, or their habitats. Therefore, this proposal does not pose any threat to the above.

2.3.2. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The primary environmental impacts in relation to the proposal for the site are:

- Flooding;
- Urban design;
- Traffic and transport; and
- Impact on helicopter operations.

Flooding

The subject site is identified as flood prone. It is affected by the Probable Maximum Flood (PMF) and part of the site is affected by the 100 and 20 year ARI. The affectation is from rising floodwaters from Toongabbie Creek from the north and by floodwaters from Milson's Creek to the south which traverse the site in at least two pathways.

Following assessment of the proposal by Council's Senior Development Engineer, the following flood issues will require further independent assessment:

- Flooding Environment – Milson's Creek

The Westmead Private Hospital (WPH) building has been constructed over the channelised floodway of Milson's Creek. Milson's Creek was contained in an open concrete channel approximately 40m wide and 130m long. While the location of the existing hospital across the floodway is shown in various flood maps by Council and the applicant's Engineer – Cardno, however, these maps do not map or model the flow in the 40m wide channel that runs under the WPH.

- Floodways surround the development in 1% AEP events

The current hospital including the planned redevelopment is located across the whole floodway of Milson's Creek. The flow in the Milson's Creek concrete channel has not been modelled by Council or by Cardno and therefore analysis is required to determine if this floodway is high hazard. It is noted that high hazard conditions exist in Milson's Creek immediately upstream and downstream of the site.

- Flooding from Toongabbie Creek

Toongabbie Creek also has the potential to rise and flood the Westmead Private Hospital site to a significant extent with the site fully inundated during a Probable Maximum Flooding (PMF) event. This includes Darcy Road and Mons Road which results in loss of road access to and from the site.

Based on the above issues, Council has engaged a flooding consultant to carry out an independent flooding assessment on the proposal. The assessment will also provide an assessment of the proposal against the Section 9.1 Ministerial Direction relating to Flood Prone Land which was recently amended in July 2021. Given the significance of the

Planning Proposal to provide increased capacity for critical health infrastructure, it is considered that the Planning Proposal should proceed to the Gateway Determination process ahead of the above flooding work being completed. The requisite independent flooding assessment will be forwarded to DPIE (by mid-October/November 2021) to inform the Gateway Determination process.

Urban Design

Upon review of the documentation, Council's Urban Design team do not raise any objections to the proposed height and FSR sought by the proposal. However, Council's Urban Design team have identified several design matters to be resolved via a revised reference scheme and site specific DCP. These matters include but are not limited to:

- Issues with the current reference design that need to be resolved such as the dominance of the above ground car parking, the massing and the façade design.
- Reference design should be redesigned to improve the massing and reduce its visual dominance. Matters that could be considered to address this are as follows:
 - integrating the 8 upper levels of car parking with the 9 levels of tower into one slab building of 17 levels.
 - extrapolating the plan form of the base for the full height of the building.
 - aligning the building with Mons Road and Darcy Road on all levels.
 - organising the structure and fenestration so that the 17 levels read as one building with subtle differences between the car parking and the hospital rooms. The 2 upper levels could be recessed enabling proportions of 15 levels to 2 levels. Other modulation methods that address the proportions could be considered.
 - articulating the building with vertical and horizontal elements, with a balance of openings and solids that address the street and relate to the internal uses and orientation. A horizontal plinth would assist in seating the building and revealing the topography.
 - ensuring that the base of the building has depth, solidity and employs robust sustainable materials.
- Consideration of planting on the lower levels to screen the car parking as the car parking levels are the most dominant part of the building at street level. Due to the building being within a dominant location, the presentation of the lower levels needs to be carefully considered.
 - If a terrace area is required for the hospital levels, introduce a regular shaped courtyard into the upper levels along Mons Road but ensure that the building turns into Mons Road for a reasonable length so that the corner is defined and not cut away as it is in the present design.
 - Provide clear safe pedestrian direct pedestrian entrances to the ground floor facilities from Darcy Road and from Mons Road.
 - Highlight the pedestrian entrances into the building.

It is considered that the above matters can be resolved in collaboration with the applicant as part of refining the reference design and draft site-specific DCP.

Traffic and Transport

Following review of the submitted Traffic Impact Assessment report, Council's Traffic and Transport Team confirm that the proposal can be supported on traffic and parking grounds. The results of the modelling show that the net increase in traffic volumes would result in minimal increases in delay at all key intersections in the study area with no change in Level of Service. the TIA report also identified that future redevelopment (referred to as Stage 4) is expected to increase the overall parking numbers provided on site by 368 spaces and this will be assessed at the development application stage.

Impact on Helicopter Operations

Preliminary consultation with the Western Sydney Local Health District (WSLHD) was undertaken regarding the proposed building height and potential impacts on Westmead Public Hospital's helicopter operations. Advice received from WSLHD in December 2019 indicated that despite the flight path data in the applicant's Aviation Report being outdated, the proposed building height is unlikely to affect helicopter operations.

The applicant has since submitted a revised Aviation Report in March 2021 (using updated flight path data) which has been provided to WSLHD for review although no response has yet been received. Should a Gateway Determination be issued by DPIE for the Planning Proposal, the WSLHD will be formally consulted with as part of the public exhibition process including seeking updated feedback on the revised aviation report.

2.3.3. How has the planning proposal adequately addressed any social and economic effects?

The Planning Proposal has adequately addressed social and economic effects. The proposal would provide significant social benefits to the community through the expansion of health services in Westmead Private Hospital noting the forecasted demand for these services as the population grows. Similarly, the proposal would deliver positive economic impacts by promoting growth of the Westmead Health and Education Precinct, facilitating creation of jobs during constructions and additional employment opportunities for the increased operations of the hospital.

2.4. Section D – State and Commonwealth Interests

2.4.1. Is there adequate public infrastructure for the Planning Proposal?

The subject site is located within the Westmead Precinct. Civil and utility infrastructure is suitably accessible to service the subject land and support future development. Redevelopment of the subject site and further development within the area can optimise public infrastructure investment. It is noted that the proposal can facilitate additional infrastructure including desired open space embellishments in Milson Park subject to further VPA negotiations.

2.4.2. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with the State and Commonwealth public authorities will be undertaken once the gateway determination has been issued.

PART 4 – MAPPING

This section contains the mapping for this Planning Proposal in accordance with the DPIE's guidelines on LEPs and Planning Proposals.

Existing controls

This section illustrates the current *Parramatta Local Environmental Plan 2011* controls which apply to the site.

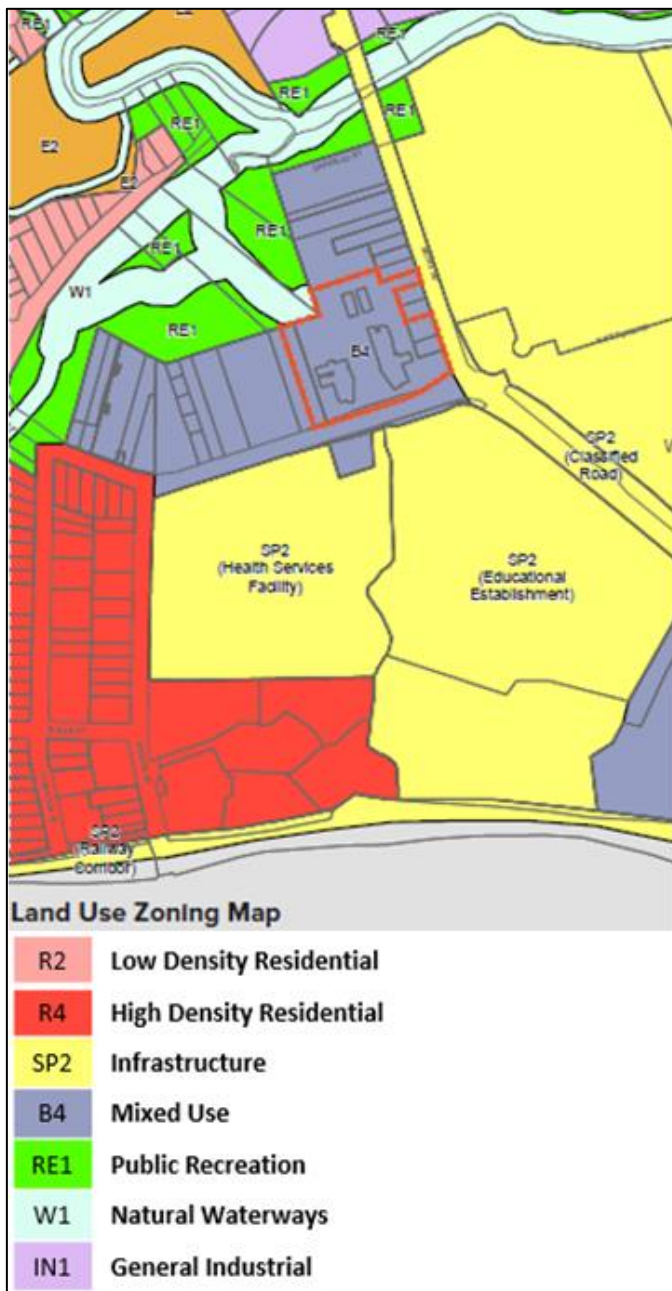


Figure 4– Existing zoning extracted from Parramatta LEP 2011 Land Zoning Map which illustrates the existing B4 Mixed Use zone over the site outlined in red. No changes are proposed to zoning.

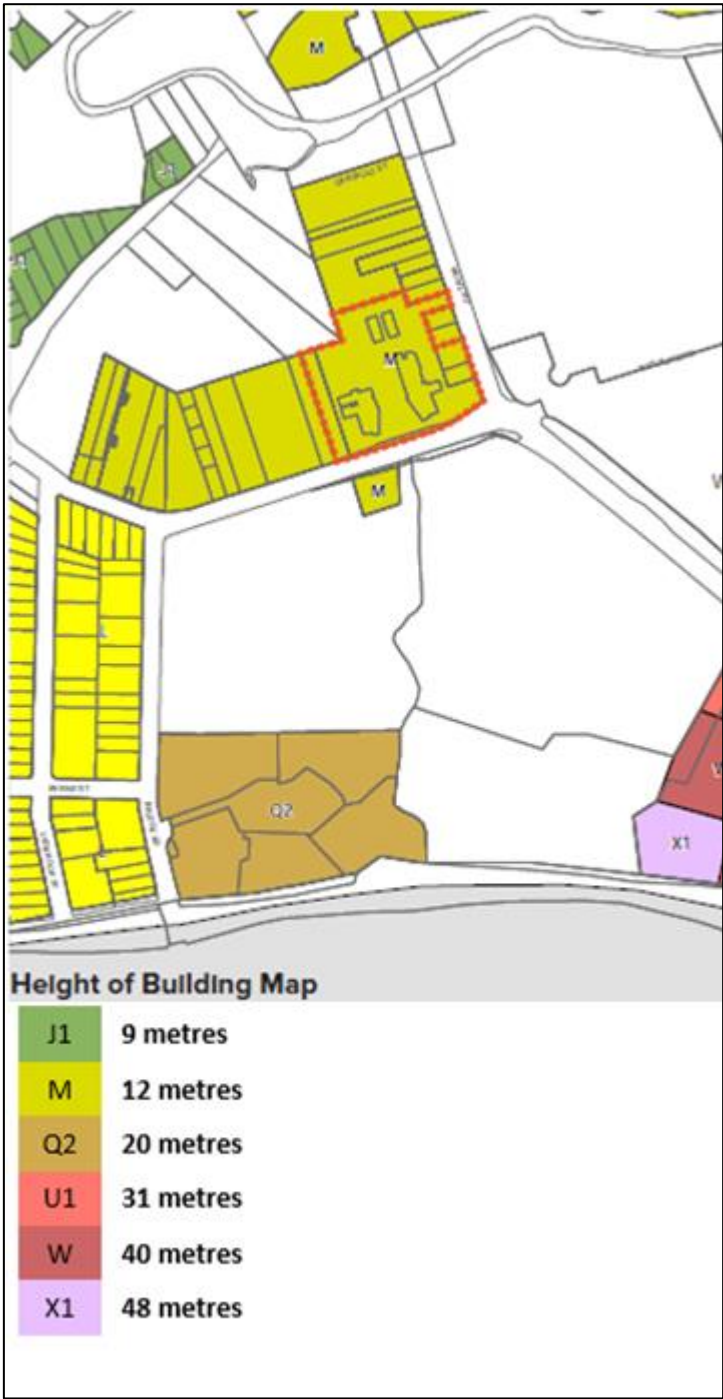


Figure 5– Existing height of building extracted from Parramatta LEP 2011 Height of Building Map which illustrates the existing 12m height over the site outlined in red.

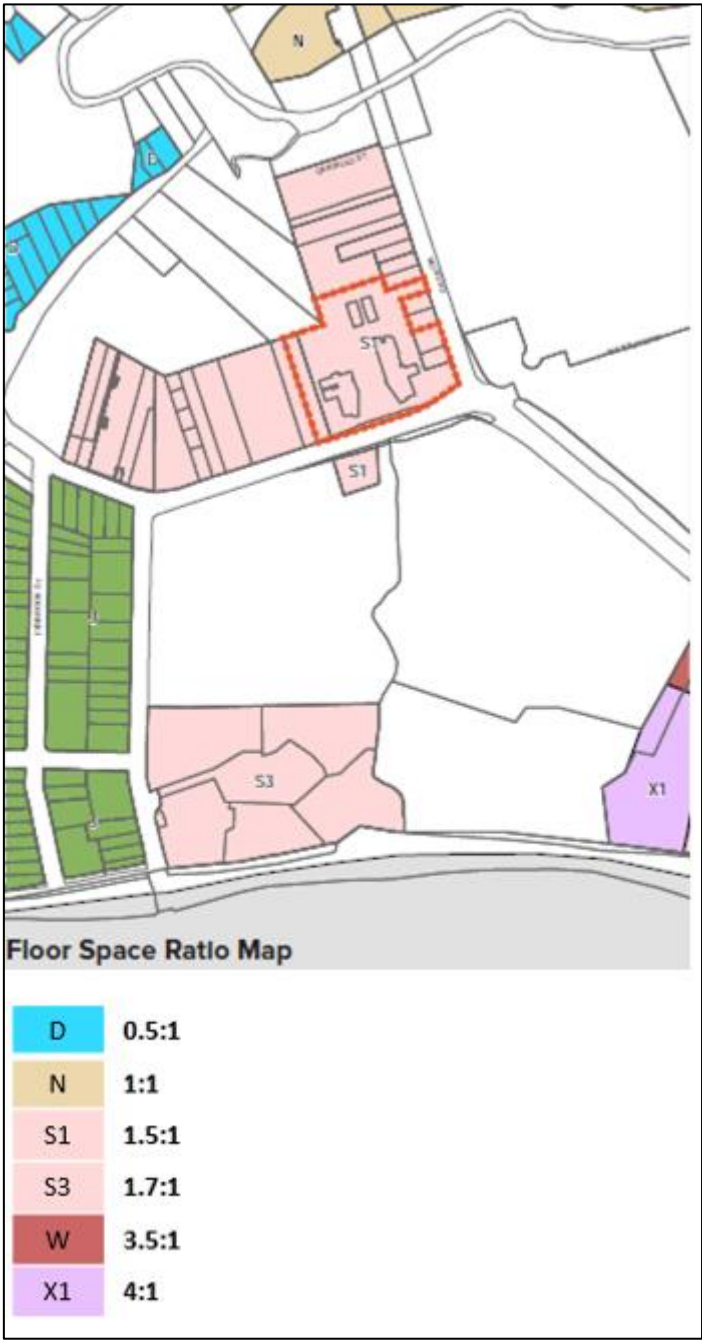


Figure 6– Existing floor space ratio extracted from Parramatta LEP 2011 Floor Space Ratio Map which illustrates the existing 1.5:1 over the site outlined in red.

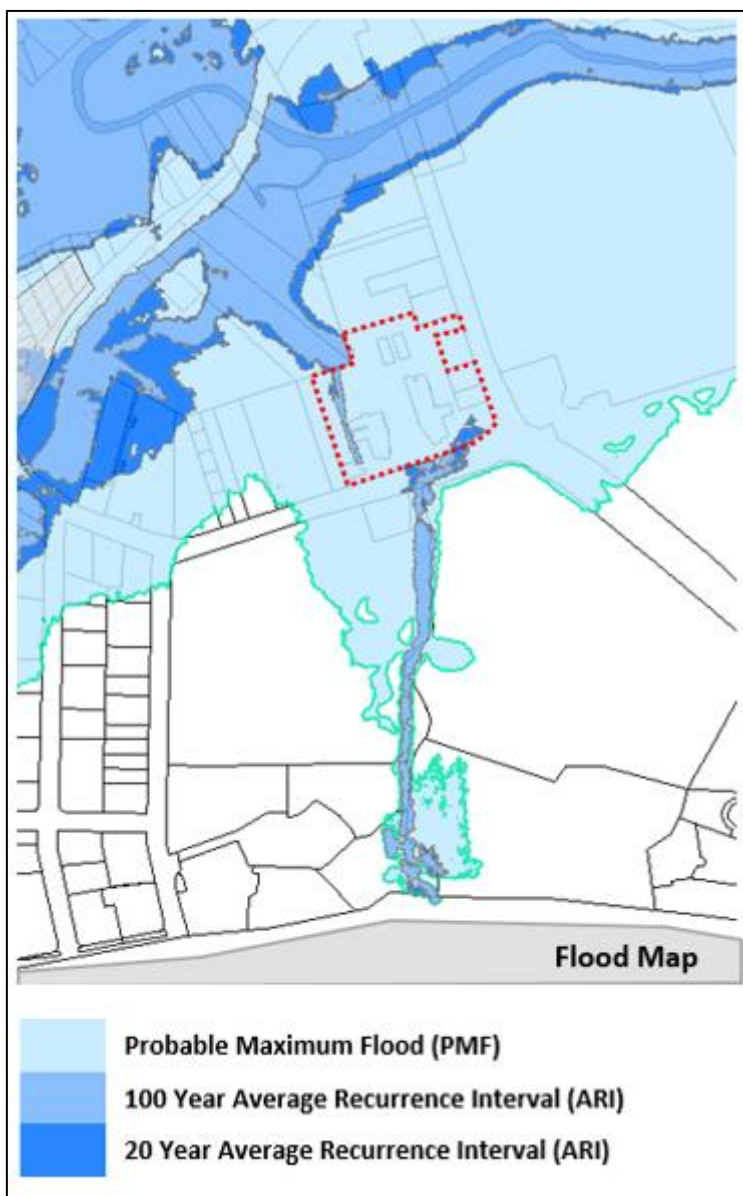


Figure 7 – Existing flood map extracted from Parramatta LEP 2011 Flood Map which illustrates the existing flooding extents over the site outlined in red.

Proposed controls

The figures in this section illustrate the proposed maximum height of building and maximum floor space ratio maps.

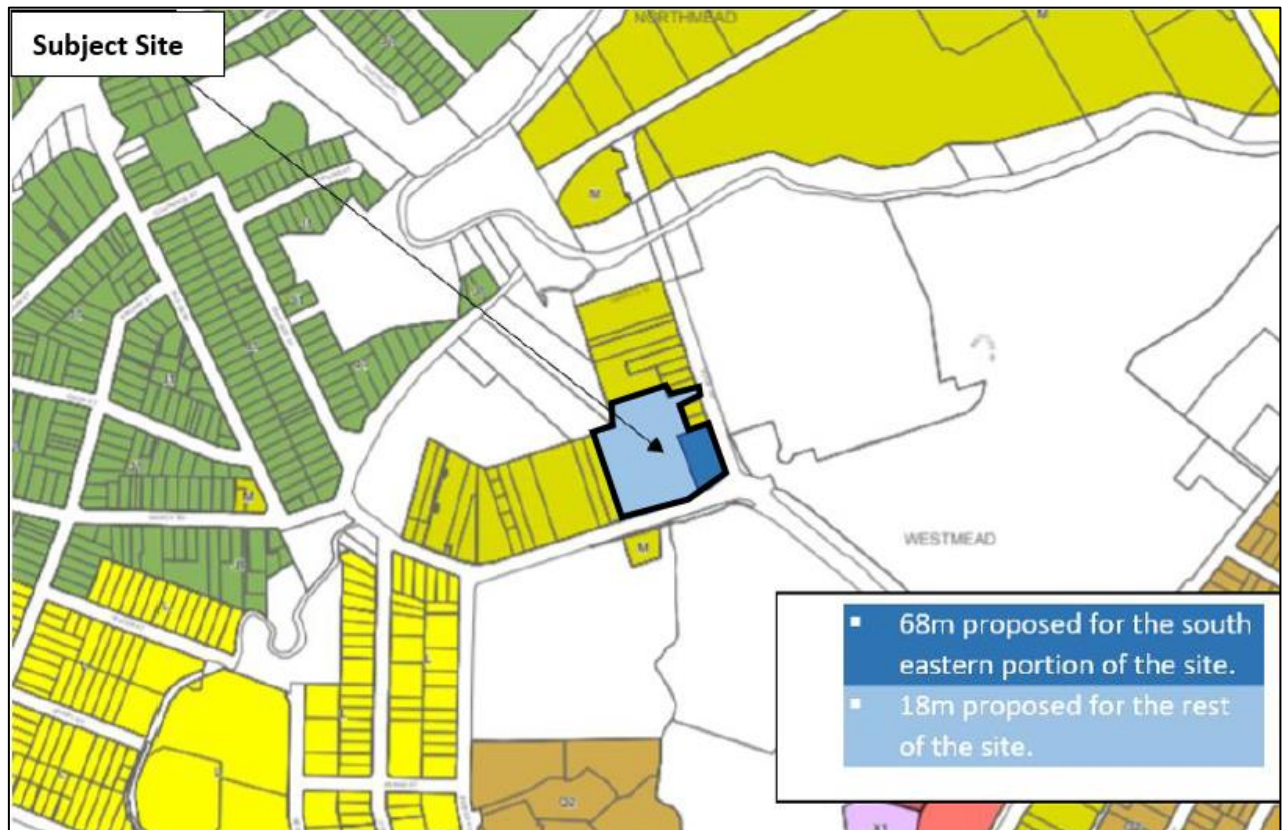


Figure 8 – Proposed amendment to the Parramatta LEP 2011 Height of Buildings Map

Figure 8 above illustrates the proposed 68m and 18m building height over the subject site.

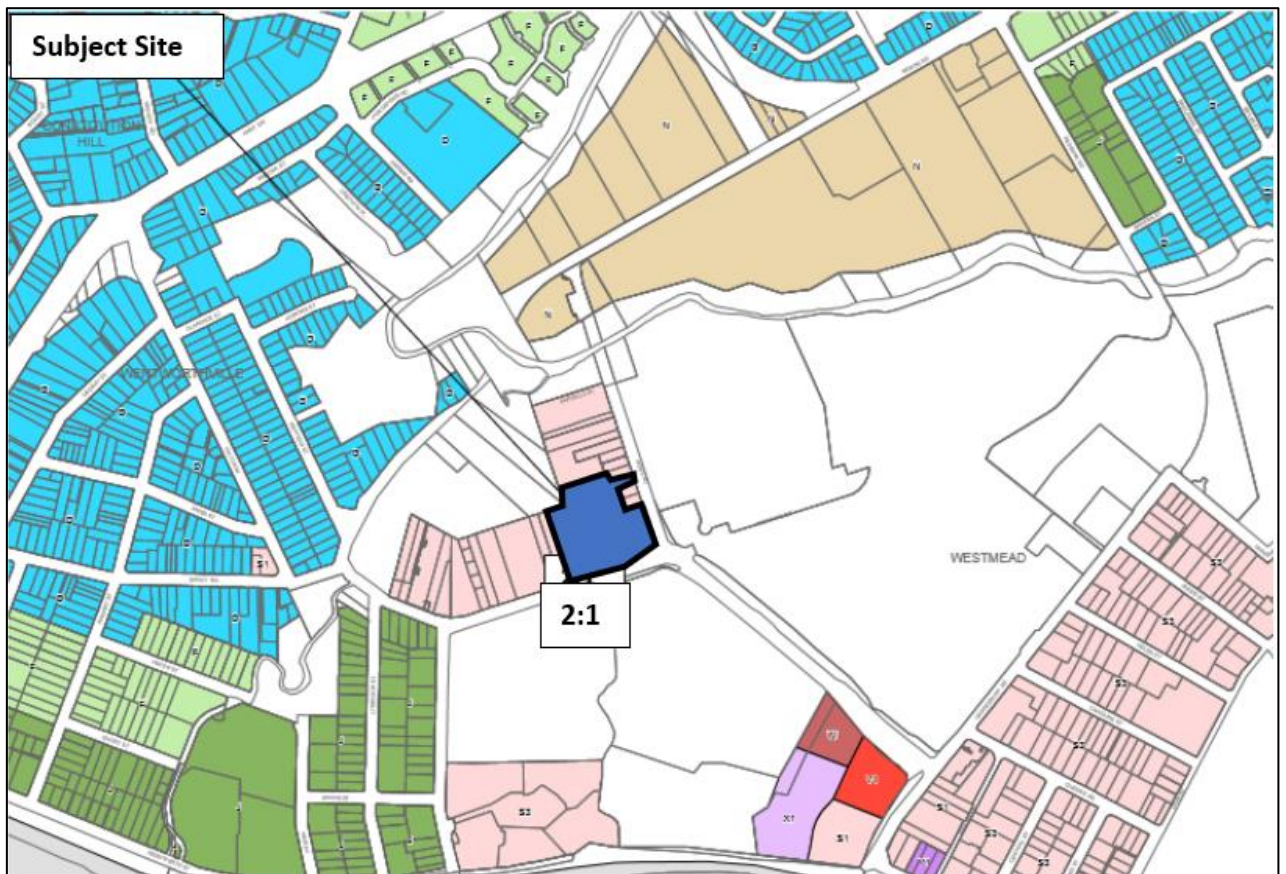


Figure 9 – Proposed amendment to the Parramatta LEP 2011 Floor Space Ratio Map

Figure 9 above illustrates the proposed 2:1 floor space ratio over the subject site.

PART 5 – COMMUNITY CONSULTATION

The Planning Proposal is to be publicly available for community consultation.

Public exhibition is likely to include:

- newspaper advertisement;
- display on the Council's web-site;
- written notification to adjoining landowners; and
- hard copy display in Council's Customer Contact Centre and libraries (subject to COVID 19 restrictions).

The gateway determination will specify the level of public consultation that must be undertaken in relation to the Planning Proposal including those with government agencies.

Consistent with sections 3.34(4) and 3.34(8) of the *EP&A Act 1979*, where community consultation is required, an instrument cannot be made unless the community has been given an opportunity to make submissions and the submissions have been considered.

PART 6 – PROJECT TIMELINE

Once the Planning Proposal has been referred to the Minister for review of the Gateway Determination and received a Gateway determination, the anticipated project timeline will be further refined, including at each major milestone throughout the Planning Proposal's process.

Table 7 below outlines the anticipated timeframe for the completion of the Planning Proposal.

Table 7 – Anticipated timeframe to Planning Proposal process

MILESTONE	ANTICIPATED TIMEFRAME
Report to LPP on the assessment of the PP	September 2021
Report to Council on the assessment of the PP	October 2021
Referral to Minister for review of Gateway determination	November 2021
Date of issue of the Gateway determination	February 2022
Date of issue or revised Gateway determination (if relevant)	TBC
Report to Council on Draft site specific DCP and outcomes of VPA negotiation	May/June 2022
Commencement and completion dates for public exhibition period	July/August 2022
Commencement and completion dates for government agency notification	July/August 2022
Consideration of submissions	September/October 2022
Consideration of Planning Proposal post exhibition and associated report to LPP and then Council	November/December 2022
Submission to the Department to finalise the LEP	December 2022
Notification of instrument	March 2023

Appendix 1 – Urban Design Report

Appendix 2 – Transport Assessment

Appendix 3 – Flood Report

Appendix 4 – Aviation Report

Appendix 5 - Architectural Plans